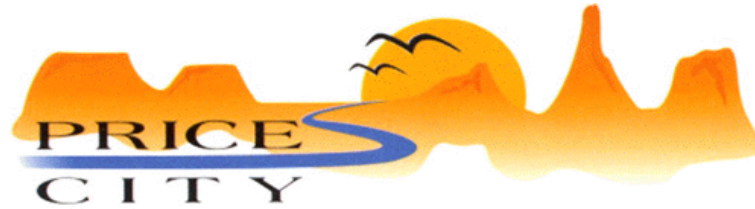


Chairman  
ROBERT OLIVER

City Attorney  
NICK SAMPINOS

Community Director  
NICK TATTON

City Recorder  
SHERRIE GORDON



**Commission**

JUDY BEACCO  
NANCY BENTLEY  
DALE EVANS  
ROBERT OLIVER  
RICHARD ROOT  
FRANKIE SACCO  
JAN YOUNG  
ERROLL HOLT, ALT.

**PRICE CITY PLANNING COMMISSION**

phone: (435) 636-3184 · Fax: (435) 637-2905

185 E. Main - P.O. Box 893

Price, Utah 84501

**PLANNING AND ZONING AGENDA**

**05/26/2015**

**THE PRICE CITY PLANNING AND ZONING COMMISSION WILL HOLD THEIR REGULARLY SCHEDULED MEETING ON THE ABOVE DATE AT 6:00 PM IN THE PRICE CITY HALL COUNCIL CHAMBERS (ROOM 104). THE PLANNING AND ZONING COMMISSION CHAIRMAN RESERVES THE RIGHT TO MODIFY THE SEQUENCE OF AGENDA ITEMS IN ORDER TO FACILITATE SPECIAL NEEDS.**

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. MINUTES OF April 20, 2015
4. PUBLIC COMMENT ON AGENDA ITEMS
5. GENERAL BUSINESS
  - a. GENERAL PLAN REVIEW. Review and discussion regarding Chapter 7, Parks & Recreation, of the Price City General Plan.
  - b. PUBLIC HEARING. Public hearing to receive input regarding the possible surplus and sale of real property owned by Price City located at approximately 150 N 300 E.
  - c. SURPLUS AND SALE RECOMMENDATION. Consideration and possible approval of a recommendation for the declaration of surplus of parcel # 01-0541-0000 located at approximately 150 N 300 E.
6. UNFINISHED BUSINESS

Note: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should contact, City Recorder, Sherrie Gordon at 185 E. Main, Price, Utah - Telephone 636-3183 at least 24 hours prior to the meeting. This meeting may be held electronically via telephone to permit one or more of the council members to participate.

**PRICE CITY PLANNING AND ZONING MEETING  
MINUTES OF APRIL 20, 2015**

**PRESENT:**     Commissioners:

Frankie Sacco  
Jan Young  
Nancy Bentley  
Richard Root  
Erroll Holt

Nick Tatton, Community Director  
Sherrie Gordon, City Recorder

**EXCUSED:** Commissioner Oliver and Commissioner Beacco

**OTHERS PRESENT:** Wayne Clausing, Kerry Jensen, Frankie Jensen, Terry Houser, and Michael Bryant

1. In the absence of Chairman Oliver, Vice Chair Sacco called the meeting to order at 6:00 P.M. She led the Pledge of Allegiance.
2. Roll was called with the above Commissioners and staff present.
3. MINUTES –
  - a. March 23, 2015 Planning and Zoning Meeting  
**MOTION.** Commissioner Root moved to approve the minutes of March 23, 2015 as presented. Motion seconded by Commissioner Bentley and carried.
  - b. April 6, 2015 Planning and Zoning Meeting  
**MOTION.** Commissioner Young moved to approve the minutes of April 6, 2015 as presented. Motion seconded by Commissioner Bentley and carried.
4. PUBLIC COMMENT ON AGENDA ITEMS – No public comment was received.
5. GENERAL BUSINESS –

a. GENERAL PLAN REVIEW. The Commission held a short discussion regarding Chapter 6 of the Price City General Plan, Housing. It was recommended that additional options for student housing near Utah State University – Eastern be addressed and that the possibility for a homeowner roof replacement program be studied.

b. REAL PROPERTY PURCHASE REQUEST. Continued review and discussion and consideration of possible approval of the request by Kerry Jensen and his neighbors to purchase real property owned by Price City at approximately 850 North 100 East, immediately adjacent to the north boundary of Olsen Reservoir.

Vice Chair Sacco invited Mr. Jensen to the podium to present and explain the property purchase request on behalf of the several property owners regarding a rectangular parcel forty feet in width.

Mr. Jensen provided a list of the property owners to the west of the original requesting property owners he contacted and the results of the contacts. Each one of the homeowners was approached with the drawing and full explanation of the potential opportunity to purchase property from the City in the event the Planning and Zoning Commission approved and recommended such action to the City Council for possible approval. He presented pictures of the subject property for review.

Nick Tatton indicated that Price City’s future intent for use of the property is not established. At this time the concrete on the east side of Olsen Reservoir is being removed a little at a time and the dirt from the banks is used for City projects from time to time. The City also uses the property for storage and staging. A potential future use of the west end of the property is for storm water management in the area. If recommended for approval, conditions of sale would be that the property owners and the City Engineer work out specific details of the new property line and any construction or other work necessary to accommodate City uses and the slope at the property line. If the request is not approved, any existing encroachment on City property will be required to be removed by the homeowners along the property line responsible for the encroachment.

It was confirmed with Mr. Jensen that all expenses incurred will be paid by the property owners, including surveying, legal review and appraisal. Mr. Jensen acknowledged this requirement. Mr. Jensen also stated that he was the one who removed a portion of the Price City fence surrounding the pond. He stated that in 1989 he approached then Mayor Art Martinez about removing the fence and encroaching onto Price City property but nothing was ever put in

writing, finalized or approved by Price City. Mr. Tatton indicated that no record of the 1989 request has been found in the Price City records. Mr. Jensen stated he had a copy of the letter he gave to Mayor Martinez. Mr. Tatton confirmed that no documentation was every found regarding this transaction.

The Planning Commission discussed several options regarding the property purchase request with Mr. Jensen, as follows:

1. Selling some City property to the four property owners on the east side of the subject area along a straight line running east to west, rather than selling them the triangular shaped parcel previously mentioned;
2. Possible sale of property along the entire length of the north boundary of the City's Olsen Reservoir, to the adjacent ten (10) landowners;
3. Removal of the encroachments if sale is not approved; and
4. The request presented by Mr. Jensen for 40 feet of property and why. It was determined that the existing encroachments onto City property extend to almost 40 feet in width.

**MOTION.** Commissioner Root moved to recommend that the Price City Council declare as surplus a portion of the property behind the east four (4) lots only, along a straight property line not to exceed 40 feet in width and subject to the following conditions of approval:

- Access by each property owner to purchased property only from existing property and street frontages, not through Price City property.
- Property owners to complete an independent third party engineering review and report regarding the mitigation of the old reservoir concrete and any grade/slope stabilization may be necessary. Report to be provided to Price City Engineer for approval before sale to take place.
- Property owners requesting sale to pay all costs associated with the transaction including but not limited to appraisal, engineering, publication, administrative, surveying , and legal expenses.
- Process to follow the established Price City procedure for surplus, bids, sale, etc.
- Any and all encroachments onto Price City property from the property owners along the City's boundary line be removed if the purchase process is not approved by the Price City Council. Any other encroachments by all property owners along the property line to be removed within 30 days.

Motion seconded by Commissioner Holt and carried.

6. **CONDITIONAL USE PERMIT –**

a. **SKIN ART, TATTOO, PIERCING LAND USE.** Consideration and possible approval of a skin art, tattooing, and piercing land use located at 585 East Main Street within the Commercial 1 (C-1) zoning district called Halo's and Horns, David Lee Whittemore.

Nick Tatton provided a summary update of the business occupancy conditional use permit request and conditions of approval reviewed with the applicant at the last meeting. No further discussion, conditions of approval or questions were raised.

**MOTION.** Commissioner Root moved to recommend the Price City Council approve the Conditional Use Permit for Halo's and Horns as applied for and with the conditions indicated. Motion seconded by Commissioner Bentley and carried.

7. **UNFINISHED BUSINESS –** No unfinished business discussed.

Vice Chair Sacco adjourned the meeting at 6:49 p.m.

APPROVED: \_\_\_\_\_  
Frankie Sacco, Vice Chair

ATTEST: \_\_\_\_\_  
Sherrie Gordon, Price City Recorder

# PRICE CITY GENERAL PLAN

## CHAPTER 7 Parks and Recreation



### KEY POINTS

- Parks and Recreation Master Plan
- Parks and Recreation Facilities
- Recreational Trails System
- Cultural Institutions and Facilities

### 7.1. INTRODUCTION

Price City recognizes the need to provide parks and recreation facilities and services which enhance the quality of life of the residents. Included in the scope and objectives for parks and recreation in Price are plans for recreational trails, including bicycle, pedestrian and equestrian paths for public use throughout the city. An emphasis is also given to supporting and providing cultural activities and community services that enhance quality and quantity of life.

An objective of Price City is to provide or facilitate comprehensive recreation programs, services, facilities and resources that allow and encourage participation by all residents.

### 7.2. PARKS AND RECREATION MASTER PLAN

Like many communities throughout the U.S., Price City is experiencing a continuing desire for expanded and additional recreational opportunities. This creates the need for a plan to meet the current and future recreational needs and desires of the community. A parks and recreation master plan would provide a proactive “road map” for guiding future planning, design and implementation decisions. The implementation of such a plan, which would act as an appendix to this document, will make the use of parks, trails and recreation facilities an integral part of daily life in Price.

The beginnings of a Parks and Recreation Master Plan was developed through the creation of this document, with public input provided through the General Plan update process, as described in the Plan Update section in Chapter 1. A map of existing and proposed facilities and locations was created through this process (see Exhibit 6, Parks, Recreation and Trails Map, below).



# PRICE CITY GENERAL PLAN

## CHAPTER 7 Parks and Recreation



### Master Plan Objectives

Several important objectives and focus issues were identified in the recent General Plan update process, which should be included in the Parks and Recreation Master Plan, including:

1. Develop a splash pad somewhere in the community
2. Determine and meet the quality of life needs for various areas and facilities,
3. Determine and plan for future parks needs and water availability
4. Upgrade and maintain well the existing parks and recreation facilities, including the following proposals:
  - a. Improvements at Washington Park, Rose Park, South Price Park, Terrace Hills Park, and the Atwood Baseball Complex
  - b. Cultural amenities at the Peace Gardens
  - c. Plant new and rotate trees at Pioneer Park
  - d. Clean up / add landscaping to residential areas near the Smith Annexation area
  - e. Find partners to help fix up the Sheriff Posse area
5. Develop a KOA campground area - donate land, work with regional agencies
6. Sponsor a baseball tournament during U.E.A. or a Fall Classic.
7. Plan a future park near Main Street between Airport Road and Fausett Lane
8. Plan good connectivity with trails and signage in the community, including:
  - a. A trail between the Price River (Kmart area) and the railroad tracks at 100 North, and from there to Washington Park
  - b. Price River trail to extend below Highway 6 at Carbon Avenue intersection and connect to Fairgrounds Road
  - c. A trailhead and picnic area near and southwest of intersection of 100 North and railroad
9. Plan and develop a community recreation center.

### **7.3. FACILITIES AND PROGRAMS**

Existing parks and recreation facilities in Price are a source of pride and are expertly maintained to high levels of safety and operation, providing recreational facilities for residents and visitors.

Price City parks and recreation facilities include:

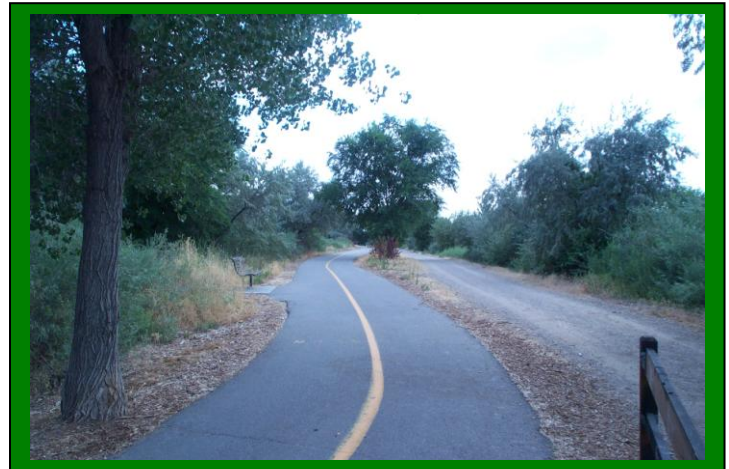
- |                      |                           |                  |
|----------------------|---------------------------|------------------|
| • Desert Wave Pool   | • Price City Peace Garden | • Heritage Park  |
| • Washington Park    | • Price South Park        | • Rose Park      |
| • Pioneer Park       | • Cove Basin Park         | • Skate Park     |
| • Terrace Hills Park | • Atwood Baseball Complex | • BMX Track Park |
| • Dino-Mine Park     | • CEU Prehistoric Museum  | • Underpass Park |



Additional facilities adjacent to Price City boundaries, which are operated and maintained by Carbon County include the County fairgrounds and sports complex, motocross and model airplane airport. Also, proposed new parks, trails and open space areas have been identified as shown on Exhibit 6, below. Many of the local recreation programs in Price are currently administered through the Carbon County Recreation Department. As the need expands for additional programs, the City may see the need to increase involvement in programming through staffing and increased involvement with the County's recreation program.

#### **7.4. RECREATIONAL TRAILS SYSTEM**

The quality of life in a community is enhanced when it has a functional system of recreational trails, including bicycle, pedestrian, and equestrian paths and facilities. A trails system also acts as an asset to the intrinsic city transportation network. Increased levels of walking and bicycling due to the creation of these facilities leads to a cleaner environment and a healthier population.



Safety for bicycles is an important issue. According to the *Bicycle and Pedestrian Planning Guide, Parsons Brinckerhoff*, Utah's bicycle fatality rate is 36% higher than the national average, which is caused by a lack of safe bicycle corridors. Many local trips that Price residents currently make in their cars may be made on foot or by bicycle if they could do so on established safe trail corridors.

Where practical, bicycle and pedestrian paths in Price should 1) be separated from vehicular traffic, 2) be constructed with separated bike and pedestrian lanes, and 3) provide a connection between parks and open spaces such as established trail-heads.

Planning for equestrian and OHV recreational trails is also important to the community of Price, in terms of both recreation and tourism. The planning and development of such trails should be coordinated with County and regional trail user organizations and groups.

#### **7.5. CULTURAL INSTITUTIONS AND FACILITIES**

Providing and fostering cultural institutions and activities which enhance the community's quality and quantity of life is recognized as an important objective of the Price community. Several programs have become a significant part of Price's cultural life and character, which include the efforts of the Price City Culture Connection, a community

based organization to showcase the talents and culture available in Price and surrounding communities. The City also sponsors events such as International Days, an annual festival which celebrates the culture, heritage, food, music and arts of the community.

A source of community pride can also be found in the Utah State University - Eastern Prehistoric Museum, located in the heart of the community, as well as the heart of dinosaur country. A unique and celebrated facility, the museum boasts a wide assortment of dinosaur fossils and ancient human artifacts.

Other civic and private organizations play important roles in the community culture as well. Fostering an environment where such organizations can develop and flourish is an ideal of the City which enjoys much support from the community. Price City should, to the extent possible, assist and support the expansion and development of cultural institutions and facilities.



## EXHIBIT 6. PARKS, RECREATION AND TRAILS MAP

(Insert 11x17 map here)

CHAPTER 7 - PARKS AND RECREATION GOALS				
Goals	Strategies	Actions	Timing	Agency

## CHAPTER 7 - PARKS AND RECREATION GOALS

Goals	Strategies	Actions	Timing	Agency
<b>1. Provide for parks and recreation facilities and services to enhance residents' quality of life.</b>	A. Establish a plan for the development and improvement of parks and recreation facilities and services to include citizen involvement.	i. Prepare, adopt and implement a Parks and Recreation Master Plan.	0-5 years	City Council, Public Works, Parks
		ii. Establish a citizens advisory committee to assist in the planning.	0-5 years	City Council, Public Works, Parks
	B. Provide parks that are well dispersed throughout the city.	i. Target areas in need of parks and follow recommendations of the Parks and Recreation Master Plan.	Ongoing	City Council, Public Works, Parks
		ii. Utilize community built playground facilities where possible.	Ongoing	Public Works, Parks
	C. Encourage the acquisition of property and the development of additional recreational facilities.	i. Develop and/or support plans for a community recreation center.	0-5 years	City Council, Public Works, Parks
		ii. Create and update priority list for the development of other needed facilities.	Ongoing	City Council, Public Works, Parks
		iii. Plan for and fund the assessed facility and service expansion needs.	Ongoing	City Council, Public Works, Parks
	D. Provide adequate recreation classes and programs to meet the needs of Price residents.	i. Annually assess the needs and demands for recreation programs.	Annually	City Council, Public Works, Parks
		ii. Continue and increase involvement on the County's recreation board.	Ongoing	City Council, Public Works, Parks
<b>2. Develop a system of recreational trails throughout the community.</b>	A. Continue to enhance recreational trails development as shown in the Parks and Recreation Master Plan.	i. Submit recommendations for trail concepts and priorities to City Council.	0-2 years	Parks and Recreation Committee
		ii. Select a firm to prepare a detailed trails engineering and development plan.	0-5 years	City Council
		iii. Seek and acquire any available funding.	0-5 years	Community Director
		iv. Approve the plan and budget for each trail.	0-5 years	City Council
		v. Arrange the participation of any in-kind and volunteer assistance.	0-5 years	Public Works, Parks division

## CHAPTER 7 - PARKS AND RECREATION GOALS

Goals	Strategies	Actions	Timing	Agency
	B. Coordinate the City Trails System with Carbon County and other interested parties.	i. Meet with the County to coordinate Price City trail heads and access points with the County trails system. ii. Identify and resolve physical, fiscal and political barriers to trail development.	0-2 years	Parks and Recreation Committee
<b>3. Provide recreational and cultural facilities and services to enhance residents' quality of life.</b>	A. Support and encourage community cultural activities.	i. Support and encourage the activities and programs of the Price City Culture Connection.	Ongoing	City Council, City Staff
		ii. Offer assistance and support as well as to the continuance and improvement of the annual International Days celebration.	Ongoing	City Council, City Staff
		iii. Encourage and support the success of the USU-E Prehistoric Museum.	Ongoing	City Council, City Staff
		v. Promote the establishment of community built playgrounds.	Ongoing	City Council, City Staff



# Price City Parks and Recreation Master Plan



*Adopted October 23, 2013*

# Price City Parks and Recreation Master Plan

## *Acknowledgements*

“Leave all the afternoon  
for exercise and  
recreation, which are as  
necessary as reading.  
I will rather say more  
necessary because  
health is worth more  
than learning.”

*-Thomas Jefferson*

Nancy Bentley  
Kellie Criswell  
Rick Davis  
Kathy Hanna-Smith  
Alex Herzog  
Shawn Herzog  
Brad King  
Pete Martinez  
Grady McEvoy  
Layne Miller  
Scott Olsen  
Donald Polster  
Lisa Richens  
Kendra Seely  
Gary Sonntag  
Richard Tatton  
Nick Tatton  
McKell Warburton  
Brianna Welch  
Dennis Willis  
Terry Willis  
Mark Young

*Prepared by*



# Price City Parks and Recreation Master Plan

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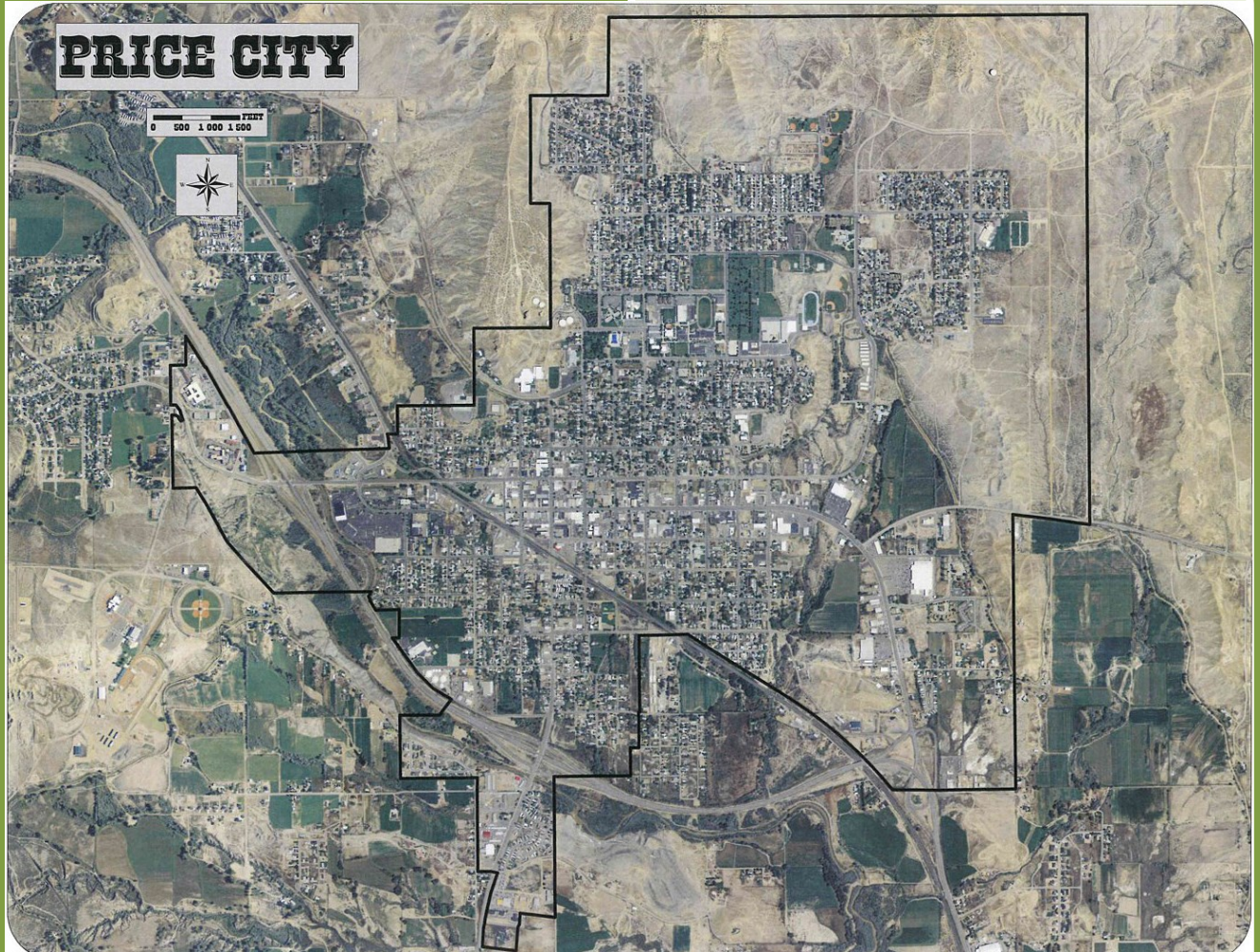
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# Price City Parks and Recreation Master Plan



# Price City Parks and Recreation Master Plan

## *Chapter 1: Introduction*

The Price City Parks and Recreation Master Plan stems from the desire of the community to enjoy enhanced Outdoor recreation opportunities. This plan and map is intended to provide a proactive “road map” that will make the use of parks and trails an integral part of daily life in Price.

### **Plan Purpose**

Like many communities throughout the U.S., Price City is experiencing a continuing desire for improved recreational opportunities. Price residents also have a strong desire for community beautification improvements and for providing outdoor learning opportunities.



The Price City Parks and Recreation Master Plan has been prepared to give direction and provide a framework for guiding future planning, design and implementation decisions. The Plan establishes goals and strategies which will provide guidance in the future development of parks, trails, recreational facilities in Price.

This document is also intended to potentially provide a foundation for developing a Trails Development Plan. It is designed to be an appendix to and have a strong working relationship with the Price City General Plan.



# Price City Parks and Recreation Master Plan

## *Chapter 1: Introduction*

Included in the Vision Statement of The Price General Plan is that the citizens envision a city with a healthy environment. Parks and recreation are life-enriching, and provide in many ways a healthy environment for our citizens. This master plan becomes an important part of fulfilling Price City's mission and vision.

### Community Vision

#### The City

Price, the county seat of Carbon County, is the largest city in the county, and is located in the Price River Valley of the Colorado Plateau region of Utah.

The City maintains a small-town feel, while still enjoying the benefits of a full service community.



#### Statistics

•Population:	8,715
•Size in square miles:	5 miles
•Median age:	31.8
•Total parks and facilities:	12
•Total area of parks:	38.67 acres

#### Planning with Vision

The vision of this plan is to emphasize the beauty and feel of Price while providing residents with quality of life by providing access to outdoor recreation, promoting a healthy lifestyle and activities through excellent parks, trails and recreation facilities and programs.



# Price City Parks and Recreation Master Plan

## *Chapter 1: Introduction*

The Price City Parks and Recreation Master Plan is the result of studies, citizen input, and analysis.

### **Public Participation**

#### **Visioning Workshop**

On Jul 17, 2013, a group of citizens from all over Price met together to brainstorm ideas for the city's parks, trails and recreation needs. Participating in various visioning exercises, those present assisted to make several recommendations that have guided the goals and objectives of this plan (see the attached Exhibit A).



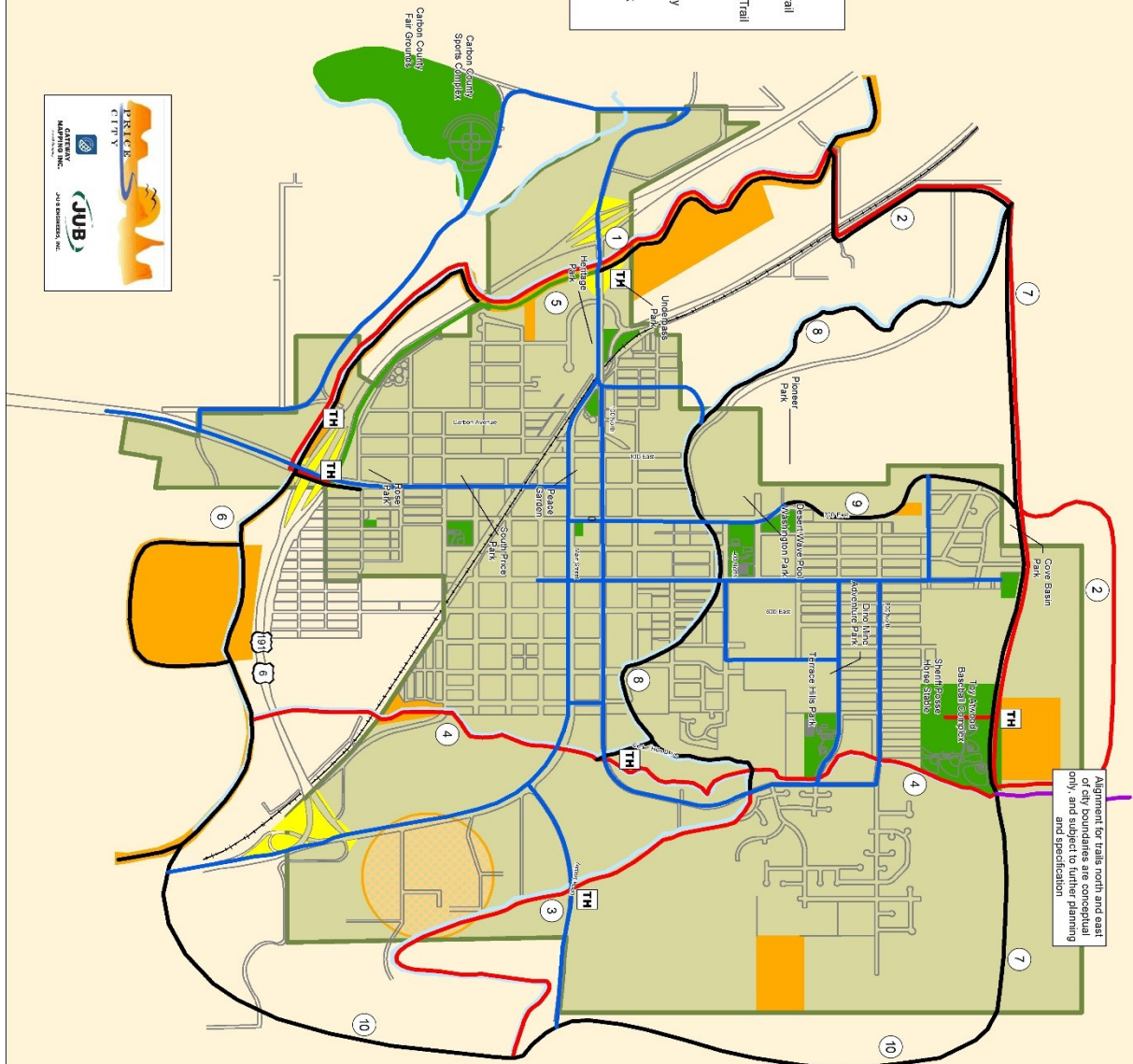
#### **Advisory Committee**

An advisory committee made up of several community members assisted in the review of the existing conditions and objectives for this plan. They also participated in visioning exercises, including a tour of the existing and proposed parks and recreation facilities, making several recommendations that have guided the goals and objectives of this plan (see the attached Exhibit B).



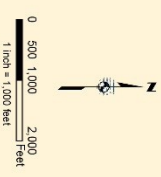
# PRICE CITY PARKS, RECREATION, AND TRAILS EXHIBIT 6

- ## Legend
- Existing Bike and Pedestrian Trail
  - Proposed Bike Lane/Path
  - Proposed Bike and Pedestrian Trail
  - Proposed Equestrian Trail
  - OHV Trail
  - Existing Park/Recreation Facility
  - Proposed Park or Open Space
  - Possible Option for Future Park
  - Gateway Beautification
  - Trailhead



Alignment for trails north and east of city boundaries are conceptual only, and subject further planning and specification

- ## Trails Legend
- Price River Equestrian Trail
  - North Hills Equestrian Trail and Loop
  - East Creek Trail (natural/equestrian)
  - Meads Wash Trail (natural/equestrian)
  - Price River Trail (bike/pedestrian)
  - South River Trail and Loop (bike/pedestrian)
  - North Hills Trail (bike/pedestrian)
  - West Creek Trail (bike/pedestrian)
  - Pioneer Trail (bike/pedestrian)
  - 1900 East Trail (bike pedestrian)



# Price City Parks and Recreation Master Plan

## Chapter 2: Parks

### Park Types

#### **Mini Park:**

- ½ -1 acre in size
- Serves ¼ mile radius
- 80% should be open space
- Allows for programmed recreation
- Minimal amenities

#### **Neighborhood Park:**

- 2 -7 acres in size
- Serves ½ mile radius
- 70% should be open space
- Allows for programmed recreation
- Moderate to high level of amenities and features available

#### **Community Park:**

- 7 -20 acres in size
- Serves 1-2 mile radius
- 70% should be open space
- Allows for programmed recreation
- High level of amenities and features available

#### **Specialty Park:**

- Varies in size, area of service, and percent as open space
- Dedicated to specific purposes
- Amenities are typically minimal

*Park types as defined on this page generally represent design recommendations from the National Recreation and Parks Association.*

### Parks Inventory



Existing Parks	Acres	Park Type			
		Mini	Neighborhood	Community	Specialty
Atwood Ball Fields	7.8				x
Cove Basin Park	8.2			x	
Heritage Park	1.3	x			
Pioneer Park	4.7		x		
Peace Garden	.6				x
Rose Park	.69	x			
South Park	1.95		x		
Terrace Hills Park	7.25			x	
Underpass Park	4.09				x
Washington Park	5.29		x		
<b>City Total</b>	<b>41.27</b>	<b>2</b>	<b>5</b>	<b>2</b>	<b>3</b>



# Price City Parks and Recreation Master Plan

## Chapter 2: Parks



### Washington Park

150 East 450 North – 5.29 acres

#### The Park:

Washington Park has acted as a central gathering spot for the community for many years, and is often used for special events and celebrations.

Adjacent to the park is the City indoor and Desert Wave pools (see page 22).

#### Amenities:

- Restrooms
- Pavilion
- Playground
- Picnic tables
- BBQ grills
- Benches
- 3 tennis courts
- 2 basketball courts
- Horseshoe pit



#### Planned Improvements

- A moveable stage for performances
- Replace older trees as needed



# Price City Parks and Recreation Master Plan

## Chapter 2: Parks



### Pioneer Park

550 North 100 East – 4.7 acres

#### The Park:

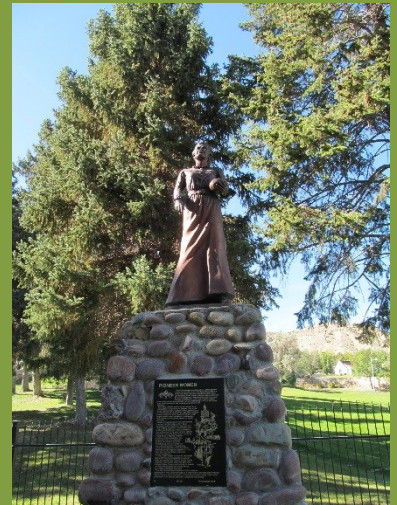
Pioneer Park is one of the oldest parks in Price, which was established to honor the pioneers who settled the community. Two small pioneer cabins sit on the upper western slope, with a nearby monument statue honoring the pioneer women. The park's slopes are a favorite for wet slides in the summer, and snow sledding in the winter. The large pine trees represent those people from the community that served in World War 1.

#### Planned Improvements

- Add picnic tables with cabanas
- Improved terraced garden in the northwest corner
- Replace older trees as needed

#### Amenities:

- Restrooms
- Pavilion
- Picnic tables
- BBQ grills



Monument erected by the Daughters of Utah Pioneers





# Price City Parks and Recreation Master Plan

## Chapter 2: Parks



### Terrace Hills Park

1050 East 700 North – 7.25 acres

#### Amenities:

- Restrooms
- Pavilion
- Playground
- Picnic tables
- BBQ grills
- Benches
- Basketball court
- Skate Park
- Dino-Mine Adventure Park



#### The Park:

Terrace Hills Park is a favorite place for families. The Dino-Mine Adventure Park sits atop the hill at the western side, looking upon the playgrounds, pavilion and further, on the skate park. A multi-use park, Terrace Hills Park has a lot of open green lawn, and acts as the primary neighborhood park for the northern area of Price.



#### Planned Improvements

- Possible location for a splash pad
- Extend lawn area for soccer field or open and xeriscaping with picnic tables to Cedar Hills Drive
- Add restrooms and parking near Dino Mine and softball field
- Plant more trees throughout
- Outdoor stairway on hillside for community exercise



# Price City Parks and Recreation Master Plan

## Chapter 2: Parks



### South Park

175 East 300 South – 1.95 acres

#### The Park:

South Park is a key recreational location for those areas of Price south of the railroad tracks, having several amenities, and is a popular place for family gatherings. A great place for little leagues and younger ball players.

#### Amenities:

- Restrooms
- Pavilion
- Playground
- Picnic tables
- BBQ grills
- Concessions stand
- Softball field
- Batting cage
- Basketball court
- Volleyball court



#### Planned Improvements

- Add horseshoe pit near playground
- Plant more trees near playground
- Explore possibility for a splash pad



# Price City Parks and Recreation Master Plan

## Chapter 2: Parks



### Rose Park

600 South 100 East – .69 acres

#### The Park:

Rose Park is a mini or pocket park in the southern area of the community which mostly serves the families of the local neighborhood. The tot lot is a favorite playground for the younger children.

#### Amenities:

- Restrooms
- Pavilion
- Fenced area tot lot
- Picnic tables
- BBQ grills
- Basketball court



#### Planned Improvements

- Install a larger picnic pavilion
- Plant more trees





# Price City Parks and Recreation Master Plan

## Chapter 2: Parks



### Cove Basin Park

1100 North 300 East – 8.21 acres

#### Amenities:

- Restrooms
- Picnic tables
- BBQ grills
- Loop trail
- Drinking fountain

#### The Park:

A detention basin which acts as a park, Cove Basin is a nice open space recreation area with amenities and a good access to the adjacent northern hills.



#### Planned Improvements

- Provide for increased use as dog park
- Install picnic table cabanas
- Add a playground area
- Plant more trees
- Upgrade the trail
- Provide paved parking area
- Demonstration area for xeriscaping

# Price City Parks and Recreation Master Plan

## Chapter 2: Parks



### Atwood Ball Complex

1050 North 1000 East – 7.8 acres

#### Amenities:

- 5 ball fields
- 3 concession stands
- 2 Restrooms
- Playground

#### The Park:

The Atwood Ball Complex is a well-used park for softball and baseball tournaments, a popular local sport. With a total of 5 fields, the complex has the potential for expansion and increased use for baseball tournaments.



#### Planned Improvements

- Develop additional baseball and softball fields
- Plan for new baseball tournaments
- Improve paved parking areas
- Plant more trees
- Add shelter, shade and trees to the trailhead area



# Price City Parks and Recreation Master Plan

## Chapter 2: Parks



### Heritage Park

200 West Main Street – 1.3 acres

#### Amenities:

- Restrooms
- Loop trail
- Picnic tables
- Information kiosk

#### The Park:

Heritage Park is a small park at the entry into the downtown area that acts as a welcoming station for visitors and newcomers to Price.

#### Planned Improvements

- Add a tot lot playground
- Expand width of entrance for larger vehicles



### Underpass Park

500 West 100 North – 4.09 acres

#### The Park:

Although it is not a traditional park with amenities, Underpass Park provides a green welcoming corridor to the entrance of downtown, connecting with Heritage Park.

# Price City Parks and Recreation Master Plan

## Chapter 2: Parks



### Peace Garden

100 East Main Street — .6 acres

#### The Park:

The Peace Garden acts as a central community town square, adjacent to the City Library and the USU-E Prehistoric Museum. Used frequently during community celebrations such as International Days, the Peace Garden was named to honor the veterans who have served in the cause of peace and freedom.

#### Planned Improvements

- Provide outdoor access to restrooms
- Add a water feature
- Provide a moveable backdrop with a covering for the platform, using a Price sunset design

#### Amenities:

Though not a traditional park with amenities, green lawn and a plaza which faces a platform act as an amphitheater for outdoor performances and activities.





# Price City Parks and Recreation Master Plan

## Chapter 2: Parks

### Future Parks

1



#### Potential Locations:

Several locations and open spaces throughout the community lend themselves well to various potentials for future park spaces.

Although specific plans and time frames have not been identified for the acquisition of properties or the planning of potential amenities, the following areas have been identified as locations for potential future parks (see map on page 7):

1. East of Price River and Highway 6, north of 100 North
2. Near Price River trail behind Kmart
3. On Price River east of Carbon Ave.
4. Near Meads Wash north of railroad
5. Near Fausett Lane
6. West side of 1900 East
7. North of Atwood Ball Complex
8. Olson Reservoir

5



6



7



# Price City Parks and Recreation Master Plan

## Chapter 3: Trails



### The Vision for Price Trails

The Price City Trails System is being designed to ensure connections of individual neighborhoods within the city and a linking system between City parks, open spaces and facilities. The trails system will make a significant contribution to the quality of life enjoyed in Price.

### Trails System

A system of an existing and potential trails plan is shown on the Master Plan Map on page 7. This system incorporates 1) natural trails for pedestrians, equestrians, mountain bikes, and ATVs, 2) paved bike and pedestrian paths, and 3) bike lanes.

### Trails System

#### Amenities:

**Natural trails** are primitive paths in open dirt and rock areas. Trails intended for pedestrian, equestrian and mountain bike use usually having a minimum width of 3 to 4 feet. Also included are ATV trails, which are created and used more naturally over the existing terrain.

**Paved Paths** are developed with a hard surface of pavement or concrete. The trails are intended for use by both bicyclists and pedestrians. They should be 10 feet wide and built to the standards of the American Association of State Highway and Transportation Officials (AASHTO) for a Class I Bike Path.

**Bike Lanes** utilize vehicle roadways for use by bicyclists only to access local facilities and connect to other trails. These lanes, developed according to AASHTO bikeway standards, include:

- Class II Bike Lanes -Striped lanes adjacent to the curb on a roadway.
- Class III Bike Routes –An existing street that is signed for on-street bicycle use.



# Price City Parks and Recreation Master Plan

## Chapter 3: Trails



### Trails System



#	Natural Trails
1	Price River Equestrian Trail
2	North Hills Equestrian Trail and Loop
3	East Canal Trail
4	Meads Wash Trail

#	Paved Trails
5	Price River Trail
6	South River Trail and Loop
7	North Hills Trail
8	West Canal Trail
9	Pioneer Trail
10	1900 East Trail

### Bike Lanes

Several streets are planned with bike lanes as indicated on the map on page 7.

# Price City Parks and Recreation Master Plan

## Chapter 3: Trails



### Trailheads

An important feature of the Price City Trail System is the network of trailhead parks at various locations throughout the city. Trailhead parks are planned to provide an information kiosk, with maps and other materials.

Other features that should be included at trailheads are covered tables and benches and a drinking fountain. Key or heavily used locations should also include restrooms. Landscaping with shade trees might be desirable in some locations.

Planned trailhead locations are indicated on the map on page 7.



#	Planned Trail Heads
1	Price River Trail at 100 North
2	North Hills Trail at Atwood Complex
3	Price River Trail at Carbon Avenue
4	Meads Wash Trail at Cedar Hills Drive/100 N.
5	East Canal Trail at Airport Road
6	South River Trail at Fairgrounds Road

# Price City Parks and Recreation Master Plan

## *Chapter 4: Facilities*



### **City Indoor and Desert Wave Pools**

250 East 500 North

The Price City aquatic complex next to Washington Park is comprised of two pools

that provide opportunities for fun, lap swimming, diving and swimming lessons. Both pools are open year round, with the Desert Wave having a bubble covering except during summer months. Features include an aqua climb, spray cannons, deck sprays and float tubes.



### **Price City Town Square**

1 East Main Street

The Price City Town Square is a campus of civic and cultural facilities, including City

Hall, the City Library, the Peace Garden, the Civic Auditorium and the USU-E Prehistoric Museum. The Civic Auditorium is a well-used cultural facility for local productions and performances. The museum serves as an important repository housing over 750,000 prehistoric specimens from around the state of Utah.

### **Future Recreation Center**

A potential future community recreation has been listed among the desired facilities by the public in the visioning processes for this plan and the Price City General Plan. No specific plans or timing have yet been identified.



# Price City Parks and Recreation Master Plan

## Chapter 5: Goals

### Goals Philosophy

The philosophy behind the setting and accomplishing of goals in the Price Parks and Recreation Master Plan is that the goals will reflect the desires of the community and the intent of the City when the plan was approved. Inherent to the nature and establishment of these goals is that a good measure of flexibility is necessary to both achieve the goals and set the priorities. A goal is only a wish until it is acted upon. Yet, the actions may be redefined and the goals may be redirected, or take on a new focus.

The goals within this plan are set to reflect the priorities recommended by the Citizens Advisory Board, the Planning Commission and the City Council. One of the key goals listed herein is that priorities for parks, trails and recreation projects should be reviewed regularly. Additionally, since the priorities of plan goals will shift over time and new goals may need to be set, the plan itself should experience a comprehensive review and update at least every five years.

The goals, strategies, and actions found herein are formulated based on the following approach:

### Overview

- Goals Philosophy
- Parks and Recreation Goals



# Price City Parks and Recreation Master Plan

## Chapter 5: Goals

### Goal 1. Provide for parks and recreation facilities and services to enhance residents' quality of life.

Strategies	Actions	Timing	Agency
A. Establish a plan for the development and improvement of parks and recreation facilities and services to include citizen involvement.	i. Implement and update the Parks and Recreation Master Plan.	0-5 years	City Council, Public Works, Parks
	ii. Establish a citizens advisory committee to assist in the planning.	0-5 years	City Council, Public Works, Parks
B. Provide parks that are well dispersed throughout the city.	i. Target areas in need of parks and follow recommendations of the Parks and Recreation Master Plan.	Ongoing	City Council, Public Works, Parks
C. Upgrade and maintain the existing parks and recreational facilities on a regular basis.	i. Enhance or replace equipment as needed.	Ongoing	Public Works, Parks
	ii. Establish an "Adopt a Park" program.	0-2 years	Public Works, Parks
	iii. Explore possibilities for partners to help fix up the Sherriff Posse area.	0-5 years	City Council, Public Works, Parks
	iv. Establish and provide some funding for a tree committee to oversee the planting and removal of public trees.	0-2 years	City Council
D. Encourage the acquisition of property and the development of additional recreational facilities.	i. Develop and/or support plans for a community recreation center.	0-5 years	City Council, Public Works, Parks
	ii. Create and update priority list for the development of other needed facilities.	Ongoing	City Council, Public Works, Parks
	iii. Plan for and fund the facility and service expansion needs.	Ongoing	City Council, Public Works, Parks



# Price City Parks and Recreation Master Plan

## Chapter 5: Goals

### Goal 2. Develop a system of recreational trails throughout the community.

Strategies	Actions	Timing	Agency
A. Continue to enhance recreational trails development as shown in the Parks and Recreation Master Plan.	i. Submit recommendations for trail concepts and priorities to City Council.	0-2 years	Parks and Recreation Committee
	ii. Select a firm to prepare a detailed trails engineering and development plan.	0-5 years	City Council
	iii. Seek and acquire any available funding.	0-5 years	Community Director
	iv. Approve the plan and budget for each trail.	0-5 years	City Council
	v. Arrange the participation of any in-kind and volunteer assistance.	0-5 years	Public Works, Parks division
B. Coordinate the City Trails System with Carbon County and other interested parties.	i. Meet with the County to coordinate Price City trail heads and access points with the County trails system.	0-2 years	Parks and Recreation Committee
	ii. Identify and resolve physical, fiscal and political barriers to trail development.	0-2 years	Parks and Recreation Committee

# Price City Parks and Recreation Master Plan

## Chapter 5: Goals

### Goal 3. Provide recreational and cultural facilities and services to enhance residents' quality of life.

Strategies	Actions	Timing	Agency
A. Support and encourage community cultural activities.	i. Support and encourage the activities and programs of the Price City Culture Connection.	Ongoing	City Council, City Staff
	ii. Offer assistance and support to the continuance and improvement of the annual International Days celebration.	Ongoing	City Council, City Staff
	iii. Review and plan opportunities for winter-time special community events.	Ongoing	City Council, City Staff, Parks and Recreation Committee
	iv. Encourage and support the success of the USU-E Prehistoric Museum.	Ongoing	City Council, City Staff
	v. Promote the establishment of community built playgrounds.	Ongoing	City Council, City Staff
B. Plan for the use and needs of recreation facilities.	i. Review and update existing recreation policies for parks, trails, and pools to ensure community needs are met.	Ongoing	City Council, City Staff
	ii. Explore potential for adding outdoor features and programs including disc golf and fitness courses.	0-5 years	City Staff, Parks and Recreation Committee

# Price City Parks and Recreation Master Plan

## Exhibits

### **EXHIBIT A**

#### **Community Visioning Workshop - Exercises Results**

##### **How to Spend a \$1 Million Recreation Grant**

###### **Group 1:**

1. ADA access through town
2. Bikeable/walkable communities
3. Re-forest the parks
4. Soccer and youth baseball complex
5. Cover the Peace Garden stage

###### **Group 2:**

1. Washington park stage
2. Recreation center
3. Teen entertainment center
4. Splash pad (modern)
5. Purchase the Posse grounds
6. Structure over the Wave Pool

##### **Electronic Polling Survey**

- |  |   |
|--|---|
| 1. Do you feel Price offers sufficient recreational facilities and programs? | Yes = 50%, No = 50%   |
| 2. Are there enough parks and open spaces within Price City?                 | Yes= 77%  |
| 3. On average, how often do you visit a park?                                | Once a week or more= 61%                                    |
| 4. If there were more / better parks I would visit more often.               | Agree / strongly agree= 61%                                 |
| 5. In which areas of town are more parks with some amenities needed?         | North/east of Cedar Hills = 38%<br>South of Highway 6 = 23% |
| 6. Price needs a system of more, connecting recreational trails.             | Agree / strongly agree=69%                                  |
| 7. On average, how often do you ride a bicycle?                              | Never = 38%, 1-2 times week = 23%<br>Few times a year = 23% |
| 8. Do You Agree? If there were more trails I would use them more often.      | Agree / strongly agree =53%                                 |
| 9. In which areas of town are recreational trails most needed?               | All areas = 31%,<br>Connecting city parks = 23%             |
| 10. Which new recreational facilities are most important for Price?          | Bike/ped trails = 38%,<br>Rec Center =23%                   |
| 11. Do You Agree? The community needs a new recreation center.               | Agree / strongly agree = 61%                                |
| 12. For which of these would you be most willing to pay additional taxes?    | Recreation Center = 31%<br>More trails = 31%                |
| 13. Do You Agree? The recreation programs available are sufficient.          | Agree / strongly agree = 42%                                |

# Price City Parks and Recreation Master Plan

## *Exhibits*

### Mapping Exercise

#### **Top areas where parks or recreation improvements are needed:**

1. Washington Park
2. Pioneer Park
3. Atwood baseball complex
4. Terrace / Dino Mine Park
5. East side (1900 East area) park

#### **Top locations regularly visited:**

1. Downtown / City Hall / Peace Gardens
2. Other downtown locations
3. Washington Park
4. Pioneer Park
5. Atwood baseball complex area

### Other Comments

1. Need bike racks – no place to park bikes - at Wave Pool, Smith's, Walmart, K-Mart, Fresh Market, etc., and some downtown as well
2. Put bike/pedestrian routes on lower traffic roads where possible
3. Better tennis courts
4. Need shade trees around Dino Mine Park



# Price City Parks and Recreation Master Plan

## Exhibits

### **EXHIBIT B**

#### **Advisory Committee Recommendations**

##### **A. Community Tour: Facility Improvements**

###### **Peace Garden**

1. Provide an outdoor access to restrooms
2. Add a water feature
3. Provide a moveable backdrop with a covering for the platform, using a Price sunset design

###### **Washington Park**

1. A new basketball court and horse shoes pits are being installed
2. Add a mini-stage, gazebo or extend pavilion for performances
3. Do not remove any trees when installing new facilities
4. Replace older trees when needed

###### **Pioneer Park**

1. Add a gazebo near the north end, not to interrupt area of sledding
2. Improve terracing, landscaping in northwest
3. Add picnic cabanas
4. Re-plant pine trees as needed

###### **Olson Reservoir**

1. Tear down eastern dirt wall
2. Make into open space storm water detention with a trail loop, divest extra property

###### **Cove Basin Park**

1. Increase use as a dog park
2. Provide a playground
3. Plant more trees, xeriscaping
4. Upgrade the trail
5. Provide a parking area

###### **Heritage Park**

1. Add a tot lot playground
2. Provide a wider entrance for large vehicles

###### **Terrace Hills Park**

1. Review optional locations for a splash pad
2. Expand lawn for soccer field and/or xeriscaping areas to Cedar Hills Drive
3. Add restrooms by softball field and Dino-Mine
4. Add parking area by softball field

###### **Atwood Baseball Complex / Trailhead**

1. Provide a trailhead park with picnic cabana
2. Add a kiosk with trails maps
3. Improve east side road and parking area
4. Expand ball fields in the northeast area or in Posse grounds (re-locate Posse to Fairgrounds?)

###### **1900 East Future Park**

1. Open space park with areas for paintball, dogs

###### **Fausett Lane Future Park**

1. Review optional locations either north or south of Fausett Lane, east of Main Street
2. Provide a playground and picnic pavilion
3. Study other possible amenities

###### **Price River Carbon Avenue Trailhead Park**

1. Add restrooms and picnic tables and lights

###### **Rose Park**

1. Provide a bigger picnic pavilion

###### **South Park**

1. Add horse shoe pits by the playground

###### **Price River 100 North Trailhead / Open Space Park**

1. Trade property with owners for larger park area on east side of river
2. Add restrooms and picnic tables
3. Maintain trees in the area

##### **B. Other Committee Recommendations**

1. Establish a "Day of Caring" and "Adopt a Park" programs, in coordination with United Way, to help maintain the parks and cemetery
2. More emphasis on updating and enhancing playgrounds and park equipment
3. Acquire property behind JB's and Burger King for a trailhead park
4. Develop a dog park
5. Provide more winter activities, including a walking path/area for Christmas lights
6. Reach out and involve the school, county and other agencies with facility planning

## PUBLIC HEARINGS

THE PRICE CITY PLANNING AND ZONING COMMISSION WILL CONDUCT A PUBLIC HEARING TO RECEIVE INPUT REGARDING THE POSSIBLE SURPLUS AND SALE OF PRICE CITY OWNED PARCEL #01-0541-0000 LOCATED AT APPROXIMATELY 150 NORTH 300 EAST. THE PUBLIC HEARING WILL BE HELD ON TUESDAY, MAY 26<sup>TH</sup>, 2015 AT 6:00PM IN THE PRICE CITY COUNCIL CHAMBERS LOCATED AT 185 EAST MAIN STREET.

THE PRICE CITY COUNCIL WILL CONDUCT A PUBLIC HEARING TO RECEIVE INPUT REGARDING THE POSSIBLE SURPLUS AND SALE OF PRICE CITY OWNED PARCEL #01-0541-0000 LOCATED AT APPROXIMATELY 150 NORTH 300 EAST. THE PUBLIC HEARING WILL BE HELD ON WEDNESDAY, MAY 27<sup>TH</sup>, 2015 AT 6:00PM IN THE PRICE CITY COUNCIL CHAMBERS LOCATED AT 185 EAST MAIN STREET.

COMMENTS MAY BE PROVIDED IN ADVANCE TO NICK TATTON AT 636-3184. ANY COMMENTS RECEIVED WILL BE PROVIDED TO THE PLANNING COMMISSION AND CITY COUNCIL.

PUBLISHED IN THE SUN ADVOCATE MAY 19, 2015


**OMayor**  
JOE L PICCOLO  
**City Attorney**  
NICK SAMPINOS  
**Community Director**  
NICK TATTON  
**City Recorder**  
SHERRIE GORDON  
**Public Works Director**  
GARY SONNTAG



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## Price City Planning & Zoning Commission

**Planning & Zoning Commissioners**  
ROBERT OLIVER, CHAIR  
FRANKIE SACCO, VICE CHAIR  
JUDY BEACCO  
DALE EVANS  
NANCY BENTLEY  
RICHARD ROOT  
JAN YOUNG  
ALTERNATE: ERROLL HOLT

**DATE:** MAY 13, 2015  
**TO:** PRICE CITY PLANNING & ZONING COMMISSION  
**FROM:** NICK TATTON, PRICE CITY   
**RE:** REAL PROPERTY SALE REQUEST

---

Please find attached a request from Mr. Mark Holyoak, CEO of Castlevue Hospital, asking that a parcel of property owned by Price City be declared surplus to the needs of Price City and offered for sale. The purpose of the request is to accommodate a property assembly and development of an urgent care clinic. The property is an odd parcel that is thought to be left from a meets and bounds discrepancy many years ago. Price City Public Works has reviewed the parcel and not identified any utilities or other known issues that would prevent the potential sale of the property.

In 2007 Price City completed and approved the Price City Real Property Management Policy that includes potential actions for all City owned property. This particular piece of property was not identified in the report, however, the decision tree and policy still apply.

In the event the proposal is accepted the additional process for completion of the requested transaction, roughly, is:

1. The City Council, upon the recommendation of the Planning Commission, will identify the subject property as surplus to the needs of the City and authorize the procurement of bids on the property.
2. Applicant(s) to complete a survey, if necessary, and identify each parcel of land to be potentially sold with a legal description. From the survey and legal description the applicant(s) will need to have Quit Claim deeds prepared that can then be proposed to Price City. Applicant may also need to confirm clear title to the property on behalf of Price City.
3. The Planning and Zoning Commission will hold a public hearing regarding the actual potential surplus and sale of the real property and make a further recommendation to the City Council.
4. The City Council will hold a public hearing on the actual surplus and sale of the property, and then potentially accept any bids received and complete the sale.
5. The applicant(s) will be required to record the approved Quit Claim deeds timely.

It is the recommendation of staff to discuss the proposal in detail with the applicant(s) and very clearly identify any recommendations for the city council.

**RECOMMENDED MOTION(S):**

1. TO RECOMMEND APPROVAL:

- a. Move to recommend that the Price City Council find the subject property surplus to the needs of the City and authorize the process for the sale of the subject property.

2. TO RECOMMEND DENIAL:

- a. Move to recommend that the Price City Council not find the subject property surplus to the needs of the City and not authorize the process for the sale of the subject property.



To

Price City Council

Planning and Zoning

Castleview Hospital, L.L.C is requesting , Price City to surplus and sell parcel # 01-0541-0000 (see Attachment).

For the purpose of building a Urgent Care Center which will include parcels #1-542,1-539,1-538,1-537,1-536,1-535.

We also request that if approved the city would also have all parcel changed to one tax ID number.

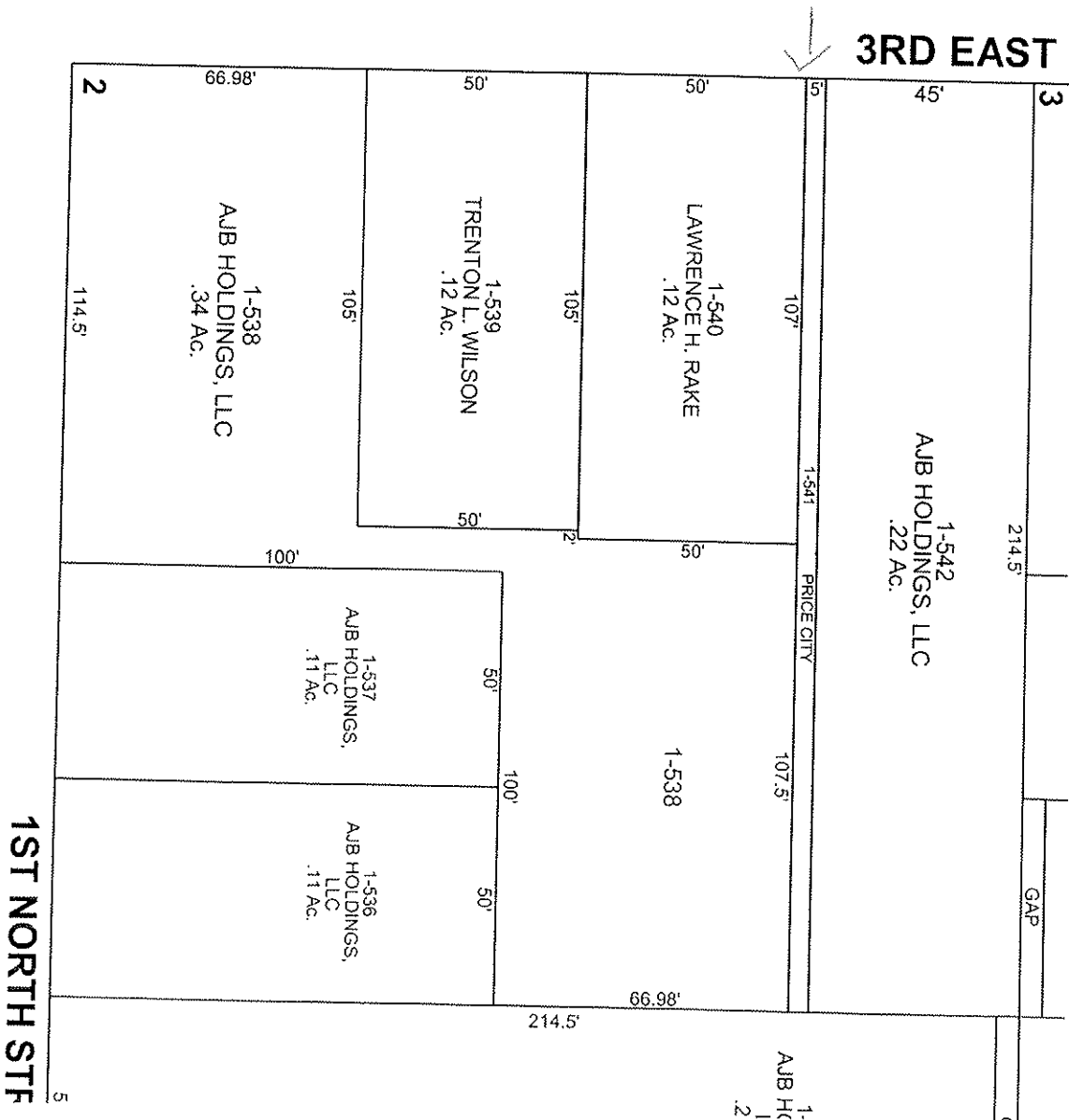
If possible approval could be made by no later the June 15, 2015.

Thank You

Castleview Hospital LLC

A handwritten signature in black ink, appearing to read 'Mark Holyoak', with a long horizontal line extending to the right.

Mark Holyoak



SCALE: 40 FEET = 1 INCH



February 11, 2013

CARBON COUNTY CORPORATION  
**Tax Roll Master Record**

10:40:05AM

Parcel: 01-0541-0000		Entry:	
Name: PRICE CITY			
c/o Name:		Property Address:	
Address 1: 185 E MAIN ST			
Address 2:			
City State Zip: PRICE	UT 84501-3033	Acres: 0.02	
Mortgage Co:			
Status: Non Taxable	Year: 2013	District: 001 PRICE CITY DISTRICT	0.013260

Owners	Interest	Entry	Date of Filing	Comment
PRICE CITY				
<b>**** SPECIAL NOTE ****</b>				
Tax Rates for 2013 have NOT been set or approved.		2013 Taxes:	0.00	2012 Taxes: 0.00
Any levied taxes or values shown on this printout for the		Special Taxes:	0.00	
year 2013 are subject to change!!		Penalty:	0.00	
		Abatements: (	0.00)	
		Payments: (	0.00)	
		Amount Due:	0.00	<b>NO BACK TAXES!</b>

**Legal Description**

BEG 45 FT S NW COR LOT 2, BLOCK 1, LOCAL SURVEY, OF SEC 16, T14S, R10E, SLB&M; E 214.5 FT; S 5 FT; W 214.5 FT; N 5 FT TO BEG. 0.02 AC

**History**

Original Account/Serial Number:0025868 01-0541